

# **TECHNICAL REVIEW COMMITTEE MINUTES**

**April 29, 2010**

**Members present:**

**Ron Wolanski, Town Planner, Chairman**

**Warren Hall, Town Engineer**

**Tom O'Loughlin, DPW Director**

**The meeting was called to order at 10:00 am.**

**1. Paul A. Demessianos Trust (property owner), Edward Andrade d/b/a Aquidneck Donuts, Inc. (applicant). Request for approval of proposed renovations to an existing commercial building (Dunkin' Donuts), 536 East Main Rd., Plat 113, Lot 159.**

**Attorney Robert Silva represented the applicant.**

**Following review of the proposal, it was determined that the proposal, with exterior work being substantially painting and minor façade alterations, does not meet the threshold to required development plan review.**

**Motion by Mr. O'Loughlin, seconded by Mr. Hall, to find that the proposal does not meet the threshold for DPR. Vote: 4-0-0.**

**2. Peter Gallipeau, Proposed 14 lot Major Subdivision, Bailey Ave. & Sachuest Drive, Plat 126, Lots 4, 217, 218, 219 Planning Board request for review of preliminary subdivision plan submission.**

**In addition to committee and the applicant, also present were the**

applicant's attorney Mr. Martland, Jeremy Rosa of Northeast Engineers, the Town's consulting engineer, Chue Kue of PARE Corporation.

Discussion focused on the review of plans and staff comments (Town Engineer comments dated April 28, 2010, DPW comments dated March 22, 2010) and comments from PARE (dated March 17, 2010 & April 21, 2010).

There was reference to the applicant's written response, dated April 28th, to PARE comments, and a separated response to the Town Engineer comments dated April 28, 2010.

There was additional discussion and confirmation that water table tests, though potentially beneficial to the applicant, are not necessary given that the design is based on 0' water table. Town requirements are addressed.

Chue Kue from PARE Corp. requested detail drawings for the proposed pond and home subdrains. PARE will complete final review of the drainage calculations.

There was discussion of the trench detail for the proposed sewer line in Cross Country Lane. Details must be provided and Mr. O'Loughlin requested that the trench be filled with processed gravel. H-20 loading of the unpaved portion of Cross Country Lane will not be required by DPW.

There was discussion of water quality provisions for Cross Country Lane. The RIDEM has required stone check dams to provide storm runoff sediment capture.

Mr. Hall reviewed comments in his memo dated April 28, 2010. He

requested that the subdrain outfalls be directed to drainage swales. The culvert that crosses under Cross Country Lane must be added to the plans and described. Details for the proposed level spreader and check dams must be provided.

There was discussion of proposed sewer service for Lot 10. The plan will be revised to show sewer service to lot as part of Phase 1.

There was discussion of a RIDEM standard that calls for a 25' separation between storm drainage facilities and abutting property lines. Mr. Kue stated that the swale at the east side of the property is for conveyance of runoff rather than detention, and it is down slope of the abutting properties. It is not a concern.

Mr. Wolanski referenced that the applicant has chosen to maintain, for the purposes of the drainage calculations, the assumed impervious of 2,500 sq.ft. per lot. There had been discussion among TRC members of increasing the assumed impervious to 3,000 sq.ft. to address possible future construction. The applicant has agreed to include in the applicable legal documents enforceable provision for limiting impervious area to 2,500sq.ft. per lot unless additional stormwater control measures are provided. The consensus of the TRC members was that this approach is acceptable, subject to review and approval of the legal documents.

Motion by Mr. O'Loughlin, seconded by Mr. Hall, to forward the application to the Planning Board for consideration, subject to final review of drainage calculations and requested plan revision by the Town Engineer and PARE. Vote: 3-0-0.

**The meeting adjourned at 11:00am**

**Respectfully submitted**

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**Ronald M. Wolanski, Chairman**  
**Technical Review Committee**